

# Summerlin Professional Park

1555 MATTHEW DR, FORT MYERS, FL 33907

# SALE/LEASE

Professional Building

**CALL THERESA TODAY**

Lease Rate: \$19.50/SF - NNN

Sale Price: \$1,342,530  
6,393/SF

Zoning: NC Neighborhood Commercial



## LOCATION! LOCATION! LOCATION!

- Excellent spot for your business in the heart of Summerlin's upscale medical corridor. Central to Ft. Myers, with all directions easily accessible. Summerlin Professional Park is a two building office park that encompasses serene settings which include water views from many of the offices. Ideal for any medical or professional office use. Renovation is in progress. Upgraded restrooms, new durable flooring, and modernization of the interior, to include natural, warm, inviting tones, awaits you. Call Theresa today for a showing. !Habla Espanol!



Google, Maxar Technologies, U.S. Geological Survey



**Theresa Blauch-Mitchell, CCIM**  
1922 VICTORIA AVE STE A FT MYERS, FL 33901  
239.265.2628  
theresa@ccim.net  
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

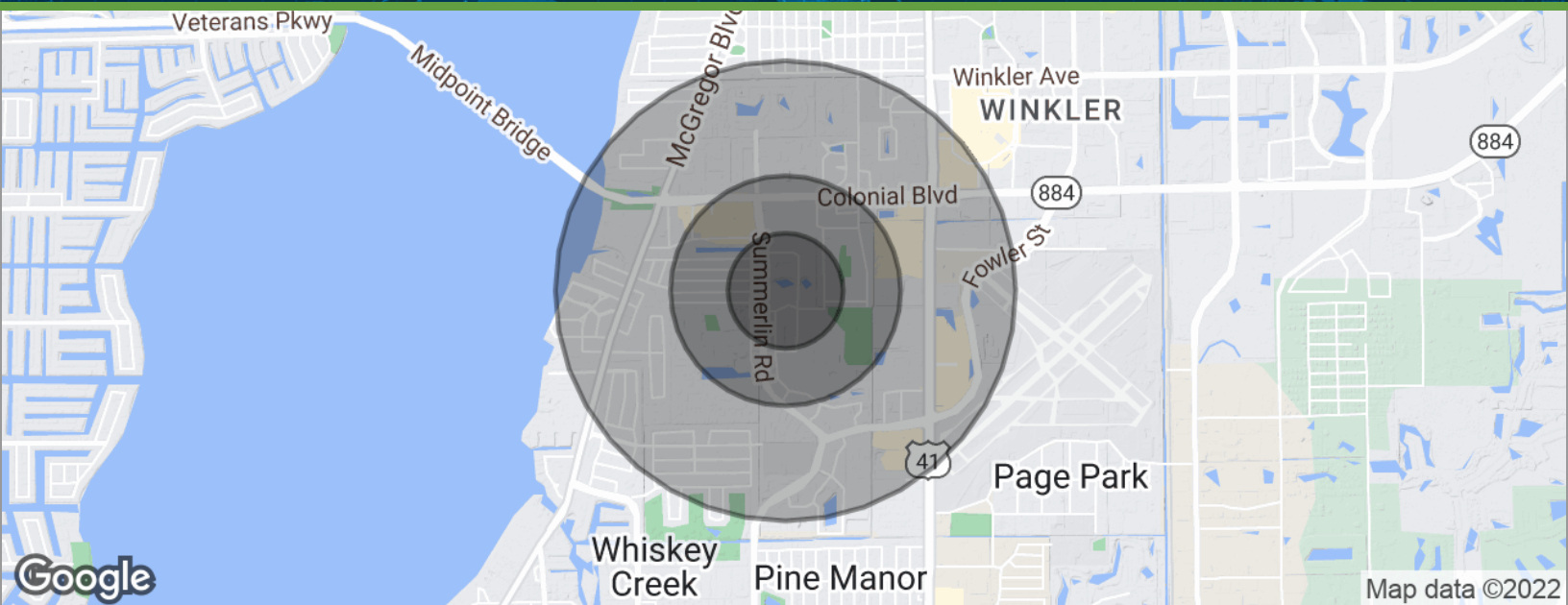
[www.SperryCGA.com](http://www.SperryCGA.com)

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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total population	1,229	3,969	10,223
Median age	34.1	35.7	37.7
Median age (Male)	32.9	34.1	35.4
Median age (Female)	34.3	36.0	39.5

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total households	553	1,825	4,773
# of persons per HH	2.2	2.2	2.1
Average HH income	\$47,607	\$51,952	\$63,306
Average house value	\$133,611	\$131,197	\$170,650

\* Demographic data derived from 2020 ACS - US Census



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# FOR LEASE

Office Building

1555 Matthew Drive



wall color  
SW 7008 alabaster



door/ trim color  
SW 7632 modern gray



door hardware



carpet  
mezzanine level/ stairs



luxury vinyl plank  
first floor/ restrooms



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